BOOK 10309 PG 375

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 126,500.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 31st day of December 1996

Notary Public

My Commission Expires: 11.22.99

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
REED E. HUMMELL 626 Boscobel Street Nashville, Tennessee 37206	FIRST AMERICAN NATIONAL BANK First American Center Nashville, Tennessee 37237-0209	MAP 82-16 PARCEL 323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SIX THOUSAND FIVE HUNDRED AND NO/100---------- ($ 126,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, GEORGE H. DONIGIAN AND WIFE, KAY S. DONIGIAN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto REED E. HUMMELL, UNMARRIED, and RAE JEAN POLCA, unmarried, as Joint Tenants with Right of Survivorship hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 44 on the Plan of J.S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to George H. Donigian and wife, Kay S. Donigian, by deed from Penny Gunter Pratt, unmarried, of record in Book 7512, page 615, Register's Office for Davidson County, Tennessee.

02611162
IDENTIF. & REFERENCE

97 JAN -3 AM 8:20
CLERK & MASTER'S REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 626 Boscobel Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEs, their heirs and assigns, forever.

GRANTORs COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of J.S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of December, 19 96.

GEORGE H. DONIGIAN

KAY S. DONIGIAN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE H. DONIGIAN AND WIFE, KAY S. DONIGIAN, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 19 96.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

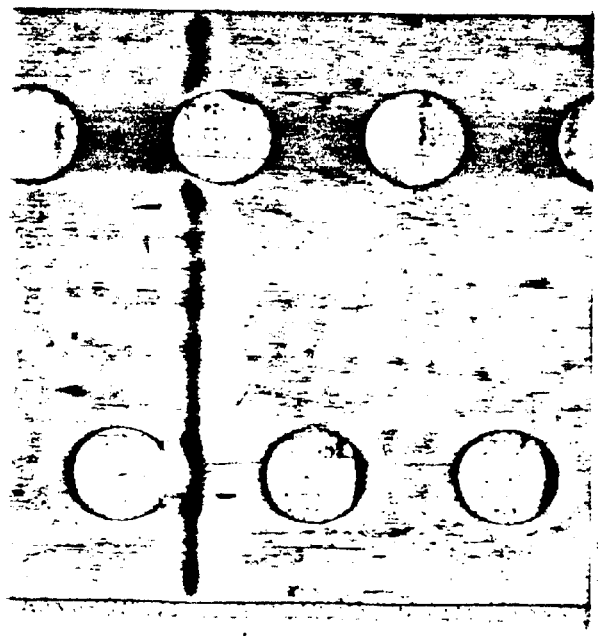
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

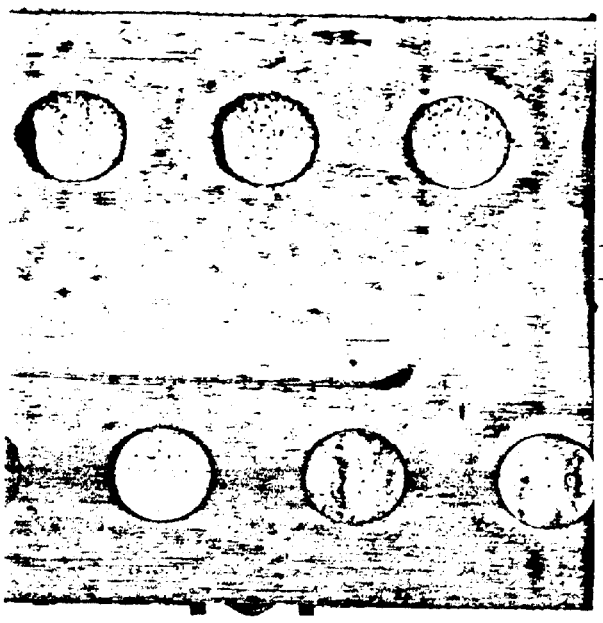
Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

1630 01/03 0101 03CHECK 477.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10309 PG 377

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				126500.00
			CON TX	468.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	477.05
			CHECK	477.05
01/03/97	01		08:20 0001	1630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02611162
IDENTIF. ↑ REFERENCE

97 JAN -3 AM 8:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1104175